

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**VIEWING:** By appointment only via the Agents.

**TENURE:** We are advised Freehold

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

**COUNCIL TAX:** Band 'C' Ceredigion

ref: LW/AMS/07/25/OK\_LW

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES** and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915



## 7 Ebens Lane, Cardigan, Ceredigion, SA43 1HN

- Terraced Cottage
- Centre of Cardigan Town
- Ideal First Time Buy / Investment
- Three Storey
- Gas Central Heating
- Three Bedrooms
- Walking Distance To Amenities
- Lots of Potential
- Small Courtyard
- EPC Rating: E

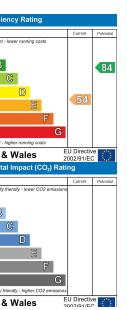
**Offers In The Region Of £140,000**

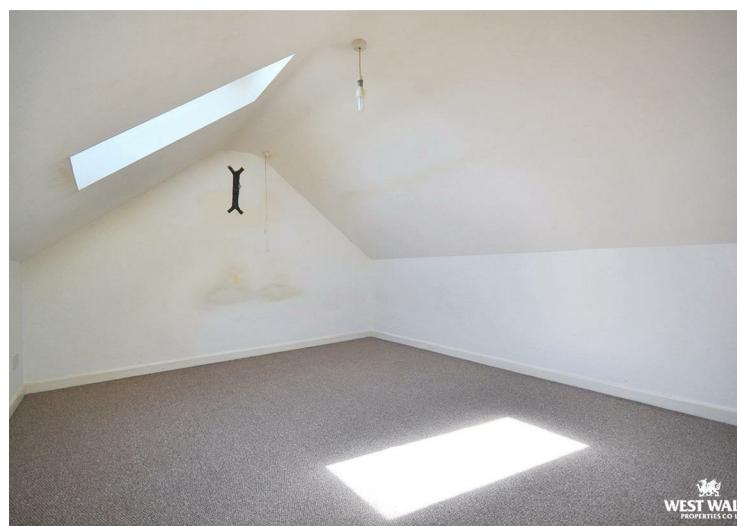
**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES** and Associated office in Mayfair, London



41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk) TELEPHONE: 01239 615915

**The Agent that goes the Extra Mile**





A three storey terraced property situated in a convenient location within the popular market town of Cardigan, just walking distance to local amenities and shops, as well as the primary and secondary schools. The property benefits from gas central heating, double glazed windows, three bedrooms and would make an ideal first time buy or investment opportunity.

The accommodation briefly comprises an entrance hallway, with a door to the right leading into a bright and spacious living room, enhanced by dual-aspect windows that allow natural light to flood the space. From the living room, there is access to the kitchen, fitted with matching wall and base units, and a door opening out to the rear courtyard.

A staircase from the hallway leads to the first floor, which offers a stylish bathroom featuring both a separate bath and shower, as well as two generously sized double bedrooms.

A further staircase ascends to the second floor, unveiling a versatile loft room complete with a Velux window, ideal for use as a home office, guest room, or additional living space.

Externally, to the rear of the property there is a small courtyard space which is accessed via the kitchen.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

## DIRECTIONS

From our Cardigan office, continue to walk down the high street toward the bridge. Once you reach HSBC bank you will see a side street leading to Ebens Lane. The property is located towards the end of the street. What three words - //tolerable.torched.fruits



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.